For decades, low-income people in this country have been experiencing a housing crisis, with a severe lack of available housing they can afford. However, in the years since the Great Recession, this "housing crisis" has spread to the middle class, with an ever-increasing part of our population unable to find or afford appropriate housing. Housing is being produced for a fairly narrow band of the middle class, ignoring those of different needs, abilities, life stages, classes, and economic resources. This crisis is finally provoking political action, in Seattle, Portland and even Eugene (which has the second-most constrained housing market in the country). Different demographics and income quintiles have distinctly different problems. There is no single solution for these problems - not inclusionary zoning, not subsidized housing, not construction excise taxes, not upzoning of all residential neighborhoods. Real progress is likely to come through a range of solutions, each tailored to the needs and resources of the group being considered.

This course will examine both the current and future forces that determine the nature of our housing. The beginning of the course will focus on housing fundamentals - real estate development, demographics of household types with unmet needs, the reality of construction and building codes, and useful types which are no longer being produced. Visitors with experience in serving different housing sectors will be invited to class discussions. The intent of this course is to bring together in one place the basic information and principles needed to effect change in housing design, structured in such a way as to make it directly helpful as it is applied in the design process, always relating back to the question, what can architects contribute to this agenda?

**Course format**

We will meet once a week, with presentations by the instructor and visitors, and in-class pin-ups of projects.

**Texts:**

- *Housing Design: a Manual.* B. Leupen & H. Mooij
- Additional readings on course Canvas site, and through the Facebook closed group "Housing Design"

**Course requirements**

There will be a midterm exam, covering the introductory material. Students will form teams and complete a term project, possibly a case study of an existing project, an examination of data and policy in some specific area, or a speculative proposal which addresses issues or possible solutions about specific problems.